


4-11-2004

Major Events in Portland Planning History: Pioneer Courthouse Square

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	<u>personal files]</u>
1980-08-22	PDC Organizational Meeting. Items discussed include: - It will take \$100-200,000 for fund raising and events; - Architect will do sketch on painting the square; - Architect to provide outline of items to be donated. PDC has budgeted \$50,000 for interim use related items, i.e., painting the square; - Mike Cook wants proposal from Architect on fee and product on the various phases of work, street right of way not in main contract. Will Martin notes to file [in Mark Bevins personal files]
1980-08-25	Meeting with Bob Packard (Zimmer Gunsul Frasca) on Light Rail Transit station planning. First fee breakdown by M. Bevins and J. Matteson.
1980-08-27	Meeting on street improvements. Architect asked to break down improvements into phasing for grant proposal, also must determine street profile at interface with Square. Will Martin notes to file [in Mark Bervins personal files]
1980-08-29	PDC Organizational Meeting. Items discussed include: - Present implementation plan to Council Sept. 3 rd ; - PDC to hire fund raiser in a week (hiring delayed) Is this Michael Powers?; - Will Martin presents initial slide presentation; - Will Martin to do activity sketches; Fund raising kick off scheduled Oct. 1 st . Mayor McCready will lead event. Will Martin notes to file [in Mark Bervins personal files]
	Fund-Raising Efforts Organized; Kick-Off October 1, 1980
1980-09-00	Mayor McCready prepared fund-raising plan; adopts an initial 'steering committee;' and schedules a kick-off event for Oct. 1, 1980
1980-09-01	Squaring Off (Bill Roberts) (illus.) WW pg. 1, c. 3
1980-09-01	Don Stastny reviews initial contract fee proposal. Will Martin notes to file [in Mark Bevins personal files]
1980-09-05	PDC Organizational Meeting. Items discussed include: - Non-profit fund raising organization will be set up for fund raising. 10-15 key people on Steering Committee; - Sept. 28-29 ideal time to paint square; - Commissioner Ivancie has to continue visible opposition; - Commissioner Ivancie puts freeze on interim use money. Square must be painted through donated time and funds. Architect must maintain low profile; - Council adopted implementation plan brief. Will Martin notes to file [in Mark Bevins personal files]
1980-09-05	Don Stastny reviews first fee quotation. \$498,000 to curb for square. \$55,000 for street improvements. Don Stastny recommends include total breakdown plus promotional fee. Will Martin notes to file [in Mark Bevins personal files]
1980-09-08	Don Stastny review of second fee quotation. \$534,000 curb to curb for square. \$55,000 for street improvements. Don Stastny recommends to separate out theater and exhibition through design development. Both Don Stastny and Mike Cook say to start with strong fee proposals. Will Martin notes to file [in Mark Bevins personal

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	files]
1980-09-09	Technical Advisory Meeting. Will Martin presents slides with presentation of the Square. Bureaus asked to respond in writing by Sept. 15. Will Martin notes to file and Meeting Agenda [in Ernie Bonner and Mark Bevins personal files]
1980-09-10	Meeting with Jury. Will Martin presents slide presentation. Jury members comment on their views regarding the Square and their initial recommendations. Will Martin notes to file [in Mark Bevins personal files]
1980-09-11	Will Martin presents slide show to fund raising Steering Committee in Mayor McCready's conference room. Will Martin notes to file [in Mark Bevins personal files]
1980-09-12	Martin Soderstrom Matteson office meeting on painting the square to those people interested in donating money and labor. Will Martin notes to file [in Mark Bevins personal files]
	PDC Takes Over Management of the Square Construction
1980-09-15	Third fee breakdown completed with theater of exhibition separated out through DD only. \$454,000 curb to curb for program, concept design, DD, CD, CA. \$26,000 theater and exhibition through DD. \$55,000 street improvement through DD. Don Stastny ends his involvement with the design competition process. Design team ready to deal with Mike Cook directly. Proposal sent to Cook on 9/17/80. Will Martin notes to file [in Mark Bevins personal files]
1980-09-18	MSM receives signed contract from PDC for interim services and technical assistance. Contract amount is \$5,000. Will Martin notes to file [in Mark Bevins personal files]
1980-09-18	In the Fishbowl: by Nancy Fishman Builder Exchange Plan Center Daily Journal of Commerce
1980-09-20	Commissioner Ivancie's position (per Mike Cook phone call) is that he will be neutral, neither for nor against the Square. Will Martin notes to file [in Mark Bevins personal files]
1980-09-23	Friends of Pioneer Square organized.
1980-09-24	Square plan colored. "The square now holds the old Meier & Frank parking lot, which will be spray-painted red, the future color of the square. A crew of local architects will paint over the red in a rainbow of colors, applying the pattern of future steps, columns, amphetheatres and plazas." Jour. pg. 8, c. 3
1980-09-25	Over 5 day period, Mike Cook's response to fee breakdown: - Initial phase should be defined better (we say until we have more information this is as accurate a fee quote that we can do. - Too much money, may have to go with phased contract.
	Mayor McCready Reschedules Fund-Raising Event to November 1980

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- 1980-09-26 Mayor McCready cancels Oct. 1st fund raising event. Chief Aide, Nancy Showalter, resigns or is fired. No reason given for cancellation. Fund raising kick-off now set for mid-November. Will Martin notes to file [in Mark Bevins personal files]
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- Architects Preview Square on Parking Garage**
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- 1980-09-27 Former parking lot assumes colorful role. (illus.) Jour. pg. 3, c. 1
- 1980-09-27 Martin, Soderstrom and Matteson paint the square, pays for all materials and donates labor, due to withdrawal of direct support from PDC (Ivancie has put a freeze on all 'interim use' money). Will Martin notes to file [in Mark Bevins personal files]
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- 1980-09-28 Rainbow Graphic. (illus.) Oreg. pg. A1, c. 1
- 1980-10-02 Meeting with Mike Cook (PDC) over fee quotation by MSM. - Cook thinks fee based on percentage of project cost is too high, can't justify with similar projects. - MSM says there are no similar projects to this one and that percentage basis is not valid. We stick by our man-hour breakdown as the only true and accurate basis on which to base a fee. Will Martin notes to file [in Mark Bevins personal files]
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- 1980-10-02 Pioneer Committee organized (Friends of Pioneer Square Steering Committee) Jour. pg. 30, c. 2 "A steering committee has been formed to establish a non-profit corporation to raise at least \$1.6 million required to help finance Pioneer Courthouse Square . . . Michael Powers, Mayor Connie McCready's liaison to 'The Friends of Pioneer Square Steering Committee,' said the fund-raising program is in the formative stages and a formal 'kick-off' date has not been set. Three meetings of the Committee have already been held." Is Michael Powers under contract to PDC for his liaison work? Who else is on the Steering Committee?
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- Downtown Business Group Cool on Square; Waiting for Design Changes Expected from Mayor Ivancie's Office.**
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- 1980-10-07 Will Martin presents slide show to APP. Aside from specific questions, major concern is over who will manage and maintain the square and where this money will come from. Discussion about setting up a non-profit organization to manage and run square in conjunction with Bureau of Parks. APP votes to take a wait and see attitude upon further refinement of the scheme. Will Martin notes to file [in Mark Bevins personal files]
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- 1980-10-08 MSM receives first contract from PDC for review by firm. PDC offers basic fee of \$232,000 compared to our request of \$454,000 - PDC time schedule totally unacceptable involving reviews of up to 45 days. - MSM still wants to meet July start of construction, expresses concern over delays in contract negotiation that will effect momentum of fund raising program, and possible inflate construction costs.
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- Mike Cook states to the effect that the time schedule is still flexible and can be changed or extended. – Discussion on contract: Mike Cook wants MSM to define work in initial phases, i.e., programming of conceptual design, as well as those services and work items that can be pulled out of main contract. – Also outline programming phase. Will Martin notes to file [in Mark Bevins personal files]
- 1980-19-15 Robert Holmes resigns as PDC Director
- 1980-10-13 Contract meeting with Mike Cook (PDC). Items discussed included: – Review time schedule on contract. – MSM had compared implementation, PDC and MSM schedule, all three have construction starting on or about July 1981. However, PDC schedule has decreased CD phase from 5 to 3 months, and has 75 days of review time added. This is totally unacceptable. More time needed for work and less for review. Mike Cook says he will revise time schedule. – Discuss ways of Cook, have eliminated those items not essential to the square. – Mike Cook still not able to agree to fee, now he thinks contract should be broken into phases program, T&M max. and concept phase. T&M max, and then negotiate for remainder of contract (This is contrary to earlier discussions.) Fee at this time approximately \$316,000, with no theater exhibition, street improvements, demo coordination, sidewalk design, etc. Will Martin notes to file [in Mark Bevins personal files]
- 1980-10-17 Contract meeting with Cook. – Present programming phase outline to Cook – Cook now concerned about program phase, feels that it may have to be cut back, that APP and BOMA will not be interested in involvement. Architect would like involvement of APP and BOMA if at all possible. [Martin notes to file [in Mark Bevins personal files]]
- 1980-10-20 Contract meeting with Cook. No Cook feels fee can be based on 10% of construction cost with program and SD extra. [Martin notes to file [in Mark Bevins personal files]]
- 1980-10-22 Will Martin presents slide presentation to BOMA. Cook meets to discuss contract now states percentage of fee does not make difference and that PDC wants fee to look responsible. [Martin notes to file [in Mark Bevins personal files]]
- 1980-10-27 MSM receives 2nd draft contract, overall fee looks good based on: \$20,000 for program, \$60,000 for SD, \$319,000 for basic service, totaling \$399,000. MSM makes comment on scheduling and language regarding draft contract and is ready to sign. Schedule now has construction start in October 1981. MSM concerned about the effect of inflation and would like to reduce schedule wherever possible, suggests overlapping of phases and reduction in some if necessary.
- 1980-11-11 Funding expected for Square (\$1.5 million private donations) Oreg. pg. B1, c. 1

*1980-10-23
Implementation plan
adopted by
Committee*

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- 1980-11-11 MSM receives 3rd draft contract. PDC has now decided to do the program phase differently, now program and concept design have been combined and combined total has been reduced by \$20,000. \$60,000 program and CD; plus \$319,000 for basic services totals \$379,000. Discussion on reduction in programming and SD phase—MSM prepares man hour breakdown for this phase, now that it has been clarified as to what is required (Design program has now been included as part of contract and clarifies work needed.) [Martin notes to file [in Mark Bevins personal files]]
- 1980-11-17 Received contract No. 4, meeting with Mike Cook. Contract amount has now been reduced to \$290,000 for all services, representing a \$100,000 reduction from where we were on two previous draft contracts. Fee totally unacceptable to MSM and we can't understand why there has been such a drastic reduction. Cook says he was unable to convince his superiors, and that they aren't concerned about percentage of fee, but looking responsible (if this be the case the previous two contracts were either irresponsible or a smoke screen delaying action now that Ivancie will be taking office in 10 days). We reviewed man hour breakdown for program and SD with Mike Cook. This breakdown verified out previous fee quote and the unjustifiable fee reduction in contract No. 4. We feel and Cook agrees that it is time to talk with Norville and Dully. [Martin notes to file [in Mark Bevins personal files]]
- 1980-11-24 Meeting at PDC. Cook, Norville and Dully from PDC; Martin, Matteson and Bevins present from MSM. Overall meeting good. They express concerns about amount percentage of fee and want to know why. We responds uniqueness of the project, man hours and not percentage is what fee should be based on. Also we stated that the first phase of work which is most defined verifies our position about fee, and that unless we can define the remainder of the project we cannot change our position. Norville and Dully seem satisfied with our position and feel we can reach terms. Contract has been OK'd in concept by PDC and all Norville will have to do is inform each Commissioner of contract amount. Will Martin notes to file [in Mark Bervins personal files]
- 1980-11-26 MSM receives Contract No. 5. Overall fee and contract language acceptable. Contract amount \$365,000 for all services. Two days later Commissioner Ivancie assumes office of Mayor and shortly thereafter sets new policy that all contracts are to be reviewed by Mayor. Will Martin notes to file [in Mark Bevins personal files]
- Ivancie Enters Mayor's Office** (Does Frank Ivancie take over PDC at this time? Does he make any other changes in Bureau assignments?)
- 1980-11-29 Christmas spirit (Christmas tree) (illus.) pg. A1, c. 1

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Fund-Raising Kick-Off Cancelled Again

- 1980-12-03 Fund raising kick-off scheduled for Dec. 12th has been cancelled. Reason given was the contract had not yet been signed and that the fund raisers wanted to get some idea of what the square looks like. It should be noted that the ties between the fund raisers and APP became more apparent with mounting opposition to the project by APP and the Mayor's Office (Ivancie is now in Mayor's chair). Will Martin notes to file [in Mark Bevins personal files] Withholding approval of the contract between the City and the winning architectural team essentially left the design question up in the air, and the fund-raising group without a specific product to sell. Even though the City Council had decided on the Martin design, the Mayor's office and PDC delayed official hiring of Martin team, kept the design question open and stymied private fund-raising plans.
- 1980-12-03 "When Martin's plans were chosen and it was apparent that the square would focus on the use of outdoor space, the APP registered strenuous objections. Fueled by William Roberts, a member of the Square's Citizens Advisory Committee and Chairman of the Portland Development Commission, the 65-member association opposed the project on two counts the earlier concern about parking displacement in the core area and the fear that an outdoor square would attract the wrong elements to the retail area. Roberts took a firm stance and, backed by the APP, promoted a substantial glass conservatory to be supported by an admission charge. In fact, when Roberts had the opportunity he called the project 'a dead letter,' an unfortunate reference that ultimately damaged his and the association's cause." Linda Dodds, Oregon Humanities, Winter 1991.
- 1980-12-03 Contract No. 5 sent to Mayor's Office for review. Will Martin notes to file [in Mark Bevins personal files]
- 1980-12-08 Phone conversation with Mike Cook regarding meeting with Mayor Ivancie and Bill Roberts. Cook does not think the contract will be signed at this time and that the contract may now have to be on a phase approach. Will Martin notes to file [in Mark Bevins personal files]
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- ### Will Martin Meeting with Bill Roberts
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- 1980-12-10 Phone conversation regarding Monday meeting at Mayor's office: Bill Roberts would like to meet with the Architect to discuss the current status and future direction of the project.
- 1980-12-11 Bill Roberts meets with Mike Cook and Will Martin. Discussion centered on two alternative approaches to the Square. The first involving a conservatory type structure or at least a design that would incorporate a revenue-producing activity.
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- The second scheme would be a simple open space version to correspond with the funds available. Bill Roberts asked if we (MSM) would be willing to stay on the project to study both approaches. Will Martin stated if we could get an interim contract, in that we have no contract at this time though we have come to terms with PDC, we would want to be involved in future design studies. We will send Bill Roberts a fee quote for completing the above design studies. Will Martin notes to file [in Mark Bevins personal files]
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- 1980-12-11 Money woes hit Pioneer project. Jour. pg. 1, c. 5 "Phillip Bogue, president of the fund-raising corporation and managing partner with the Portland office of Arthur Anderson & Co. certified public accountants, said his group has elected to postpone the official Dec. 11 kickoff date until 'sometime after Jan. 1.' "While confident that the money will be raised, he said it is not easy to gather broad support for a design that still is 'evolving' as various interests seek to amend the winning architectural concept." "Put more bluntly, the current open air design for Pioneer Square may face a showdown because elements of the Portland business community have withheld their active support." "PDC officials say the City already has enough longstanding commitments through federal grants and tax increment funding, to build a 'basic' \$4.5 million square . . . but lacks an additional \$1.6 million required to complete a 'more elegant' version with all the amenities envisioned by the winner of Pioneer Square's national design competition, Portland architect Willard K. Martin." "Don Chapmen, Executive Director of the Association for Portland Progress, said: 'We never said it's not a good design . . . we just said this design did not fulfill the intent of the square as it was originally conceived . . . to have a magnet to draw people downtown in all seasons.'" "The APP implied that it would not participate in efforts to raise money for anything less than a primarily covered square."
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- 1980-12-20 Interim contract signed by Architect sent to PDC for review and signature. Services to include the re-evaluation of approved design concept to provide a basic quality plaza, one which would allow additions of special features through private fund raising efforts. Maximum budget for design, construction, and demolition, \$1,755,000. Contract fee for basic and additional services \$20,000. This is proposed contract submitted by MSM in light of conversation between Will Martin, Mike Cook and Bill Roberts (See above 1980-12-11 notes) Is Martin team beginning to accept the idea of a limited design?
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- 1980-12-31 Phone conversation with Mike Cook. Bill Roberts has now decided to stop proposed
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- interim design study on the Square. He now thinks he can secure private funds to build a conservatory or major structure. Bill Roberts plans to be out of town for two months and we are to await further instruction upon his return. Will Martin notes to file [in Mark Bevens personal files]
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- 1981-01-07 Phone conversation with Mike Cook regarding work to date; PDC was invoiced for \$16,604.50 covering architectural services provided from July 16 to Dec. 16, 1980. Of this billing, \$1,700 has been paid, \$3,000 to \$3,800 will have to wait for Commission approval in February. Doug Macy's portion of the billing will probably be paid separately. The original \$5,000 billing can be paid now. Also, now that insurance has run out on the model, PDC is thinking of returning model to MS.
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- Mayor Ivancie Declares Pioneer Square Dead**
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- 1981-01-07 Funding woes doom Pioneer Square design. (illus.) Jour. pg. 4, c. 1
Bill Roberts has been appointed to PDC by now Mayor Ivancie, and elected its Chairman. He is interviewed by Spencer Heinz by telephone from an unspecified (out-of-town?) location. "'The design is in bad trouble, because we don't really have a financial base to build it,' he said. "'We don't have enough money to do the reasonable job that the space requires.'" "'Right now, I'm most concerned about finances. After we get those straightened out, we can go back over the design.'" "
"Roberts said he met about two weeks ago with Martin to discuss the financing problem. 'He seemed to understand the situation,' Roberts said, adding that Martin would be given 'first shot' at producing any alternative design."
"Although Ivancie has stated from the beginning that he felt the Martin design would not attract financial support, an aide said recently that the Mayor did not actively fight the fund-raising efforts of Friends of Pioneer Square, a citizens committee formed by former Mayor Connie McCready. 'The Mayor has remained neutral.' Ivancie executive assistant James Kuffner said."
Is this correct? Has Ivancie not voted or otherwise remained neutral on the Martin design question?
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- 1981-01-07 Pioneer Square Project succumbs. (illus.) Oreg. pg. A1, c. 1
"City officials said Tuesday (January 6, 1981) that the long-delayed \$6 million Pioneer Square public park project is dead, a victim of opposition from downtown business leaders, the new Chairman of the city Development Commission and Mayor Frank Ivancie. . . At a Tuesday meeting with the Oregonian's editorial board, Ivancie said he expects the Development Commission to bring forward new design proposals for the block. Ivancie said he was 'not surprised' by the demise of the Martin design, adding that he presently had no alternatives to present to the
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Council. 'I could see this coming,' Ivancie said, referring to the effects of business community opposition. 'We're back at square one.'"

"There were signals that the project was in trouble last month when a citizen fund-raising group postponed the start of its fund drive until February. At that time the group's chairman said the drive was being delayed because a contract for the square's final architectural design had not been completed. 'We backed off the campaign because if you can't get the big givers, you're dead,' Scherzer said Tuesday."

This story in the Oregonian and the one above in the Journal were both occasioned not by any official meeting or action of the City, rather, by the occasion of an interview Ivancie gave (with Bill Roberts standing by on the telephone) to the editorial board of the Oregonian. In fact, if a meeting had been held, the City would probably have voted again 3-1 for the Martin team design. (Jordan, Lindberg, Schwab voting for) Was this an initiative by Frank Ivancie to talk to the editorial board or only the traditional visit of new officeholders to the Oregonian for a questioning?

City Council Pushes Back

1981-01-08 Answers on Square demanded. Oreg. pg. B4, c. 4 "Portland City Council members said Wednesday that they want officials of the Portland Development Commission to appear before them to explain what the commission intends to do with the Pioneer Square public park project. Council members Mildred Schwab and Mike Lindberg said they were preparing a formal request for the development commission to appear before the council—perhaps next week—and answer questions about the project. Lindberg said council member Charles Jordan also would support the request. 'All three of us are concerned about the process involved with a project that the council has approved and now other people are saying is dead. We want to be apprised personally of the situation before we say that it is in fact dead.' Lindberg said. Miss Schwab said she does not understand what the development commission is doing with the Pioneer Square project, 'and I'm sure the public doesn't either.'"

Editorial Writers Push Back

1981-01-08 Give voters say on Pioneer Square (Editorial.) Oreg. pg. B6, c. 1
After proposing a 'modest bond issue' to pay for the town square the City Council has approved, the editors went on to note:
"Downtown businessmen had their chance to speak on the design before its council approval, just as did other members of the public. If they don't like the design, they need not contribute, but they ought not to have a larger voice than the public on a

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public square.

Furthermore, not all downtown merchants agree with opposition to the design accepted by the public's elected representatives. What happened to the campaign proposed to raise private contributions? Why have those charged with raising money been mute?

The City Council would poorly serve Portland if it turns its back on Pioneer Square without giving the public a chance to pick up the ball the business community had fumbled."

1981-01-12 What's behind the Pioneer Square Power Play? (illus.) WW pg 1, c. 1

1981-01-18 Can Pioneer Square be unscrambled? (Editorial by J. Richard Nokes) Oreg. Pg. E3, c. 1

"So the question becomes, can Bogue and his committee unscramble what Ivancie and Roberts left all over the parking lot? Or will the members even want to try, in view of the Roberts-Ivancie position? One businessman told this editor some time ago that the APP should realize it was beaten fair and square and should help to raise the necessary funds. Whether others might feel that way or not is uncertain, and I suppose the community won't know unless Bogue and his volunteers really try to raise the money. Certainly, they won't want to proceed if all they see ahead is a hundred thousand or so from small contributors. Will the block then remain a long-time eyesore with scabby plywood panels graced with graffiti all around the sides of what should be the most exciting block in town? (Recall Villard's ruins of some 100 years ago). If that is the case, the APP and Roberts and the Mayor will deserve the brickbats they are getting from those who write letters to the editor."

Pioneer Courthouse Square Steering Committee Steps Up

1981-01-23 Panel poised to launch Pioneer Square funding drive Oreg. pg. E4, c. 1
(Who was on this committee, both originally and ultimately?)

"The Committee charged with raising at least \$1.6 million from private sources for the planned Pioneer Courthouse Square renewed its commitment in no uncertain terms Thursday, setting a March 1 kickoff date and planning to bring more prominent Portlanders into the campaign."

The fate of the whole project was clouded earlier this month when William Roberts, new chairman of the Portland Development Commission, said the design might be dead for lack of public support. Mayor Frank Ivancie also has failed to strongly support the design." Committee Chairman Bogue said Thursday that "it was the disclosure of that negative view that led the fund raisers to renew their vows to get started. We decided to defer the effort in December. Now we feel the atmosphere has changed and it is a positive time to raise the dollars. The sequence of events in

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the past few weeks has shown a community consensus that hadn't surfaced before.'

"The committee decided Thursday (1981-01-22) to call a press conference early next week at which it will name several prominent Portlanders to the existing committee of about 15 members. The new members will come from an ad hoc group of about 70 persons that has been meeting for the last week to look for ways to aid the fund-raising effort.

"Gary Reddick, a member of both Bogue's committee and the ad hoc group stressed that the ad hoc group, which has neither name nor chosen leaders, essentially would become part of the official fund-raising committee. 'This is not a splinter group,' he said. Reddick said that persons interested in the fund raising have lined up someone to work nearly full time pursuing foundation grants, have found support among business leaders outside the downtown area for donations to the project and have enlisted support from other business sources downtown. The fund-raising promotion campaign already has been planned and is ready for use as soon as the fund drive officially starts, committee members said.

"At the committee meeting, several members said the Association's support wasn't crucial. 'The APP is not a crucial issue as an organization,' Bogue said. 'They are not directly a funding organization. I'm sure many of their members will be totally supportive.'

"Bogue said the expanded group was 'ready to go' as soon as the contract with the design team was signed. 'We are assuming it will be signed,' he said. The contract was on the desk of Pat LaCrosse, Portland Development Commission executive director, who said he was awaiting results of the upcoming Jan. 29 meeting before signing it.

"The city already owns the property and has the \$1.3 million needed for a basic square. The \$1.6 million to be raised privately would add numerous features to the basic design."

The National Architectural Community Pushes Back

1981-01-27

Pioneer Square wins honor. Oreg. pg. A1, c. 1 Progressive Architecture magazine awards prize to Square design 'classicism and modern urbanism achieve a symmetry in this open-air plan.'

former Governor Tom McCall, honorary member of the American Institute of Architects presents award. "McCall said, 'It would be a shock . . . to learn that a few power brokers have decreed that the result of the nationwide design rivalry is meaningless—that there is even a possibility that parking will be resumed in Pioneer

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Square, presumably while another contest is conducted, and another and another, until the design meets the dictates of those few downtowners who are really in the saddle. These reruns—any rerun—would make a farce of this whole basically commendable process and stigmatize Portland as a really sort of phony place.”

Comments from the Progressive Architecture jury: **Stein:** ‘One thing that it’s done, in quite a good manner, on a site that slopes as dramatically as this, is always to keep these street levels in a good relationship with the public space. I think the device of using a semicircle to reconcile the two elevations here is handled rather nicely. It requires a fairly formal space in recognition of the formality of the courthouse building. I don’t think it’s an axial space, and I don’t think the rest of the square is an axial square.’ **Glurgola:** ‘It’s very episodic; I have some doubt about the resulting character.’ **Bacon:** ‘I don’t like it; it’s a very good example of the consequences of the current fashionable clichés failing to understand the fundamentals of urban design.’ **Frasca:** ‘It’s potentially the most important urban space in Portland. I believe it addresses most of the issues in terms of what that space ought to do. The streets have to go through; transit malls at either end are a fact. The design team has done a very good job of containing it at the edges and still letting people and activity be seen through it. You can argue about the geometry of the elements, but I think those problems are minor.’

- 1981-01-28 Pioneer Square fund-raisers gain vital new backing *Oreg. pg. C1, c. 5*
“The Friends of Pioneer Courthouse Square, a group aiming to raise at least \$1.6 million that is central to building the planned downtown project, announced Tuesday that its ranks have grown in recent days to more than 100 well-known Portlanders. The expanded fund-raising committee includes several present or former members of the city’s Development Commission, Planning Commission, Design Review Committee and Historical Landmarks Commission. It includes businessmen, current or former elected officials, architects and designers. But the list released Tuesday did not include the names of major downtown retailers, who are seen as possible major contributors to the square.
“‘A number of downtown business people have been waiting to see the extent of the groundswell of support. It is really my belief that you are going to find a substantial amount of people in the business community within a few short days jump on the wagon,’ said committee member Gary Reddick.”
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The City Council Has the Last Say; Ivancie relents; Contract with Martin team is demanded.

- 1981-01-29 City Council meeting. See resolution #32851. **Check this out.**
- 1981-01-30 Pioneer Square project gets go-ahead. *Oreg. pg. A1, c. 1*
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"Pioneer Courthouse Square—the planned centerpiece of downtown Portland that was endangered earlier this month—received a green light from the Portland City Council Thursday, (January 29, 1981). Thunderous applause from a packed council chamber greeted the unanimous council vote directing the Portland Development Commission to sign a design contract for the square in the next week with Willard K. Martin."

"City Commissioner Mildred Schwab, who authored the adopted resolution along with Commissioner Mike Lindberg, said the square now 'definitely' will be built. The resolution says that the city will proceed with the basic Martin design, provided that it does not exceed \$1.3 million in actual construction costs."

"The \$1.3 million limit put on the construction costs is the estimated cost of Martin's basic design, and city funds are already available. The design involves another \$1.6 million for such amenities as a fountain, decorative columns, and three glass-covered open-sided shelters. [The Friends of Pioneer Courthouse Square fund-raising group] is to raise the money for those amenities."

"Mayor Frank Ivancie said of the council action, 'This guarantees the basic design will be in place unless there are extraordinary construction costs we are not aware of at this time. We are in a position that if funds aren't forthcoming, we can stop at the first phase and that's it. If they are forthcoming, then we can take the next responsible step.'"

The Council also directed that design review of the Martin plan should involve the downtown business community, Friends of Pioneer Courthouse Square, and other interested civic groups; and that demolition of the parking garage should take place as soon as possible.

Why did Frank Ivancie change his mind? Was Bill Roberts still out of town? Did Council (and Martin) support of Portland Building design competition sway Ivancie's vote on the Square Competition?

1981-01-30 United OK brings Pioneer Square to life. (illus.) Jour. Pg. 10, c. 1

"The Council ordered the Portland Development Commission to sign—within seven days—a \$365,000 contract with Martin that has languished unsigned in PDC offices during two months of design and financing controversy.

"[Chairman of the Portland Development Commission] Roberts told the Council Thursday that it would have been 'the height of fiscal imprudence' for him to have signed the contract. Let me state the simple facts. There is not now, nor has there ever been funds to build any of the proposed Pioneer Square designs.'

"The PDC and the Council had fact sheets with the same figures, but individuals interpreted them differently. Roberts and Ivancie declared the city lacks \$4 million to construct a complete design. Commissioner Lindberg said the full design requires

Major Events in Portland Planning History: Pioneer Courthouse Square

only an additional \$1.6 million sought through community donations."

"'Commissioner Lindberg,' Ivancie said, 'the reason we're not proceeding is we don't have the money . . . I have to face the financial facts of life and right now we're about \$4 million short of money for the full square.' Jordan interjected, 'I think if the council assumes some leadership,' he said, 'then I think the people are going to come forward, that the money is going to come forward.'" Moments later, Jordan drew applause. 'I say we reaffirm our commitment to the dream. Reaffirm our commitment to construct the design. Then I say we get out and work like hell to raise the money.'"

"it soon was agreed that the city has \$455,000 close at hand to demolish the parking lot and \$1.3 million to build a basic square that could be refined as community donations approach the \$1.6 million goal."

"Ivancie called for a 10-minute recess and when the council reconvened, he voted to sign the contract with Martin—which the PDC may terminate for 'cause' or upon 'mutual agreement' of the architect and the city."

"'I think we've resolved a very important first step,' Ivancie said. Afterward, Lindberg: 'It was a real victory. This is the way government ought to work.'"

APP executive director Donald Chapman: 'This is the type of thing that comes out of a lot of deliberation and effort. At least something positive came of it.'"

1981-02-06 Project sidewalk grant denied. Oreg. Pg. C2, c. 1

1981-03-08 In one ear: Will Pioneer Square shenanigans live up to billing? (Will Martin: humor in plan) (illus.) Oreg. pg. DAY2, c. 1

1981-03-17 "Pioneer Square Management Advisory Committee appointed by Portland Development Commission to review the final square design concept and recommend a structure for managing the square and providing maintenance and day-to-day financing of its operation." Ed Blatter, Multnomah Monthly, December 1981

Pioneer Square Management Advisory Committee included:

- Phil Bogue, Managing Partner, Arthur Anderson Co. and Chair, Friends of Pioneer Square;
 - Paul Hunter, Vice President, Nordstrom
 - Sandra Jernstedt, Chair, Exposition-Recreation Commission
 - Don Magnuson, Sr. Vice President, U.S. National Bank; and member of PDC;
 - Bill Naito, Vice President Norcrest China Co.
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